

*City of Riders*

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*Planning Commission  
Minutes*

Chairman Hughes called the October 7, 2014 Planning Commission to order at 5:34 pm with the following members present:

Judy Hughes  
San Monahan

Arvid Meland

John Gerberding

Kyle Treloar

Also present:

Jason Anderson (P&Z Council Liaison)

Daniel Ainslie (Sturgis City Manager)

Shanon Vasknetz (Applicant Representative for all three plats)

Judd Crowser (Applicant)

Mike Bachand

Minutes from September 3, 2014 meeting were approved.

**1. Variance – Applicant(s):** Judson Crowser – 1212 9<sup>th</sup> Street

**Description:** Request a variance to the side and front setback requirements on property located within the Mobile Home 1 zone. The side setback will allow for a retaining wall to be installed. The front setback will allow the home owner to add on to his existing garage.

After consideration, Meland moved to approve and Gerberding second. Vote: All present voted to approve.

**2. Re-Plat:** Homeslice Management LLC – 1305 Main Street, General Commercial Zone

**Description:** Applicant is requesting the consolidation of all original lots consisting of lots 1-4 and the E 2/3 of lot 5, Block 18, original town of Sturgis into one lot (Lot LA). This action will allow for future expansion of the existing facility.

Following discussion, motion by Gerberding to approve and second by Meland. Vote: All present voting to approve.

Commissioner Olson arrived at the meeting.

**3. Re-Plat:** Crystal Aker – 1931 Williams Street, General Residential 1 Zone

**Description:** Applicant is requesting the consolidation of all interior lots consisting of the south 50' of lots 1 and 2 and the south 85' of lots 3, 4 & 5 in Block 26 of Ash's Extension. All lots would be consolidated into Lot A.

Following discussion, motion by Treloar to approve with second by Gerberding. Vote: All present voting to approve.

**4. Plat:** Dean Miller – 2908 Dolan Creek Road, Not within City Limits

**Description:** This property is not within current City limits. It is however, within the 3-mile platting jurisdiction of the City. Lot 1 consists of 9.053 acres and Lot 2 consists of 27.705 acres. Neither lot falls under the City subdivision regulations due to size (3 acre maximum) therefore, no improvements are required at this time.

Following discussion, motion by Gerberding to approve with second by Meland. Vote: All present voting to approve.

**5. Final review of Title 18:** Planning & Zoning ordinance sections related to low density, medium density and high density zones.

Following review and comments, motion by Gerberding to approve changes and make recommendation to Council of same, second by Meland. All present voting (6 to 0) to approve changes to Title 18.

Discussion Item: Initial review of 'Use on Review' for In Home Businesses.

Olsen moved to adjourn, second by Gerberding. Meeting adjourned at 6:51pm.

Minutes not yet approved.